

AN ORDINANCE 2006-03-23-0402

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 2.450 acres out of NCB 12830 from "C-1" Commercial District to "C-2" Commercial District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

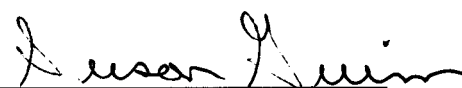
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on April 2, 2006.

PASSED AND APPROVED this 23rd day of March, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-8.

Date: 03/23/06

Time: 02:17:30 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006035 (District 8): An Ordinance amending the zoning district boundary from "C-1" Commercial District to "C-2" Commercial District on 2.450 acres out of NCB 12830, 8300 Wurzbach Road as requested by Granite S. A. Portfolio IV S, L.P., Applicant, for Granite S. A. Portfolio IV S, L.P., Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2006035

FIELD NOTE DESCRIPTION

FOR A 2.450 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 26, NEW CITY BLOCK 12830, ROYAL HALCYON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6900, PAGE 28, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 2648, PAGE 1355, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 2.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND $\frac{1}{2}$ INCH IRON ROD LOCATED IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF WURZBACH ROAD AND MARKING THE MOST WESTERLY CORNER OF LOT 39, NEW CITY BLOCK 12830, REPLAT OF A PORTION OF ROYAL HALCYON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9400, PAGE 63, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S 57° 01' 56" E, LEAVING THE SOUTHEASTERLY RIGHT OF WAY LINE OF WURZBACH ROAD AND ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND SAID LOT 39, A DISTANCE OF 238.65 FEET, TO A FOUND $\frac{1}{2}$ INCH IRON ROD LOCATED IN THE NORTHWESTERLY LINE OF LOT 37, NEW CITY BLOCK 12830, LAS CIMAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8800, PAGE 8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S 32° 59' 06" W, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND SAID LOT 37, A DISTANCE OF 548.05 FEET, TO A FOUND $\frac{1}{2}$ INCH IRON ROD LOCATED IN THE NORTHEASTERLY LINE OF LOT 22, NEW CITY BLOCK 12830, TEXAS CRADLE SOCIETY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6400, PAGE 19, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, ALONG THE COMMON BOUNDARY LINES BETWEEN THIS TRACT AND SAID LOT 22, THE FOLLOWING COURSES:

N 18° 23' 31" W, A DISTANCE OF 149.16 FEET, TO A FOUND $\frac{1}{2}$ INCH IRON ROD;

N 12° 39' 40" W, A DISTANCE OF 170.84 FEET, TO A SET $\frac{1}{2}$ INCH IRON ROD LOCATED IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF WURZBACH ROAD;

THENCE, N 32° 59' 30" E, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WURZBACH ROAD, A DISTANCE OF 335.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.450 ACRES OF LAND, MORE OR LESS;

EXHIBIT A
to Ordinance No. _____
passed and approved on 03-23-06.

CASE NO: Z2006035

Staff and Zoning Commission Recommendation - City Council

Date: March 23, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 8

Ferguson Map: 549 A7

Applicant:

Owner:

Granite S. A. Portfolio IV S, L.P.

Granite S. A. Portfolio IV S, L.P.

Zoning Request:

From "C-1" Commercial District to "C-2" Commercial District

2.450 acres out of NCB 12830

Property Location:

8300 Wurzbach Road

Southeast side of Wurzbach Road between Ewing Halsell and
Fredericksburg Road

Proposal:

Nursing home (Trisun Health Center)

Neighborhood Association None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required. Traffic generated by the existing nursing home facility should be approximately 355 vehicles per day or 25 vehicles per peak hour. No new construction is contemplated with no area of the property available for expansion.

Staff Recommendation:

Approval

The subject property is located on Wurzbach Road a major thoroughfare. A 150 bed nursing home (Trisun Health Center) is currently located on the property. The existing building is approximately 37,685 square feet, making it non-conforming with respect to the total square footage limitation of C-1 zoning. The "C-2" Commercial District will make the existing building conform to the Unified Development Code. The subject property is located within the South Texas Medical Center. The "C-2" Commercial District is appropriate at this location and consistent with the existing commercial uses and zoning designations in the area.

The following restrictions shall apply to the scale of buildings in "C-1".

Maximum individual building size 5,000 square feet.

Maximum aggregate building size 15,000 square feet.

No restrictions apply to the scale of buildings in "C-2".

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006035

ZONING CASE NO. Z2006035 – February 21, 2006

Applicant: Granite S. A. Portfolio IV S, L. P.

Zoning Request: "C-1" Commercial District to "C-2" Commercial District.

Jim Niass, 100 Converse, representing the owner, stated the existing 150-bed nursing home has been at this location for 20 plus years. He stated the purpose of this zoning request is to make it conforming.

Staff stated there were 83 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Martinez to recommend approval.

1. Property is located on 2.450 acres out of NCB 12830 at 8300 Wurzbach Road.
2. There were 83 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Gadberry, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2006-035

City Council District No. 8

Requested Zoning Change

From "C-1" To "C-2"

Date: March 23, 2006

Scale: 1" = 200'

Subject Property

200' Notification



C:\Feb 7, 2006

